

January 30, 2002

**OFFICE OF THE HEARING EXAMINER  
KING COUNTY, WASHINGTON**

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**REPORT AND DECISION ON PRELIMINARY PLAT APPLICATION**

SUBJECT: Department of Development and Environmental Services File No. **L00P0016**

**HERITAGE VIEW DIVISION 2**

Preliminary Plat Application

Location: On the south side of Southeast 44<sup>th</sup> Way, Between Southeast 44<sup>th</sup> Way  
And Southeast 45<sup>th</sup> Street, at Approximately 160<sup>th</sup> Place Southeast

Applicant: Barbara and Ron Naeseth, *represented by*  
**Jennifer Steig**  
Peterson Consulting Engineers  
4030 Lake Washington Boulevard Northeast, Ste. 200  
Kirkland, WA 98033  
Telephone: (425) 827-5874

King County: Department of Development and Environmental Services  
Land Use Services Division, *represented by*  
**Kim Claussen**, Current Planning Section  
900 Oakesdale Avenue Southwest  
Renton, WA 98055-1219  
Telephone: (206) 296-7167  
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**SUMMARY OF DECISION/RECOMMENDATION:**

Department's Preliminary Recommendation:	Approve, subject to conditions
Department's Final Recommendation:	Approve, subject to conditions
Examiner's Decision:	Approve, subject to conditions
Complete application:	July 19, 2000

## EXAMINER PROCEEDINGS:

Hearing Opened: January 22, 2002  
Hearing Closed: January 22, 2002

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

## ISSUES/TOPICS ADDRESSED:

- Site access
- Traffic circulation patterns
- Intersection gradient
- Seasonal construction limits

SUMMARY: The preliminary plat application is approved subject to conditions.

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

## FINDINGS:

1. **General Information:**

Owner/Developer:	Barbara and Ron Naeseth 16010 SE 45 <sup>th</sup> St. Bellevue, WA 98006
Engineer:	Peterson Consulting Engineers, Inc. 4030 Lake Washington Boulevard Northeast, Suite 200 Kirkland, WA 98033 Phone: (425) 827-5874
STR:	Lying in the NE ¼ of the SE ¼ of Section 14, Township 24, Range 5
Location:	Lying on the south side of SE 44 <sup>th</sup> Way, between SE 44 <sup>th</sup> Way and SE 45 <sup>th</sup> St., at approximately 160 <sup>th</sup> Pl. SE.
Zoning:	R-6
Acreage:	3.76
Number of Lots:	7
Density:	2.06 dwelling units per acre
Lot Sizes:	Range from 7,374 to 11,844 square feet

Proposed Use:	Detached single-family residences
Sewage Disposal:	City of Bellevue
Water Supply:	City of Bellevue
Fire District:	King County Fire District No. 10
School District:	Issaquah School District No. 411

Complete Application (Vesting) Date: July 19, 2000

2. Except as modified herein, the facts set forth in the King County Land Use Services Division's preliminary report to the King County Hearing Examiner for the January 22, 2002 public hearing are found to be correct and are incorporated herein by reference. The LUSD staff recommends approval of the application, subject to conditions.
3. Ron and Barbara Naeseth have filed a preliminary plat application to subdivide 3.7 acres into 7 lots for single-family residential development. This is an infill development within the Eastgate neighborhood located just east of the Bellevue City limits. Site development is constricted by the existing residential pattern as well as steep slopes, erosive soils, a landslide hazard, and a stream located near the site's western boundary. The property generally slopes from south to north.
4. Site access will be provided at the plat's southern boundary along a newly constructed extension of Southeast 45<sup>th</sup> Street. While the property is bounded on the north by Southeast 44<sup>th</sup> Way, a collector arterial, no site access is feasible at that location due to the steepness of the slopes and an adjacent sharp curve in the roadway. The future extension of Southeast 45<sup>th</sup> Street along the plat's frontage will complete a neighborhood circulation network that was originally planned in 1993 when residential subdivisions both to the east and west were designed. At that time the City of Bellevue strongly argued for a Southeast 45<sup>th</sup> Street connection east to 164<sup>th</sup> Avenue Southeast in order to create a secondary route to relieve traffic pressure from Southeast 46<sup>th</sup> Way. With construction of Heritage View Division Two this road linkage will be completed.
5. The alteration of neighborhood circulation patterns that will result from completion of the Southeast 45<sup>th</sup> Street linkage has caused some distress in neighboring subdivisions, particularly within Crestmont to the east which will lose a temporary cul de sac bulb and find it replaced with a subcollector connection. Completion of this route will increase traffic along Southeast 45<sup>th</sup> Street in Crestmont as some traffic from the plats of Bakerview and Crossview to the west divert from Southeast 46<sup>th</sup> Way to the new connection. While some Crestmont residents would like to see traffic calming measures preemptively installed along the Southeast 45<sup>th</sup> Street subcollector route, such action appears to be premature. Under the King County Road Standards a subcollector is designed to accommodate traffic from 100 residential units. The number of lots to be served by Southeast 45<sup>th</sup> Street at its intersection with 162<sup>nd</sup> Way Southeast should amount to less than half that number after the development of Heritage View Division Two. Traffic levels on Southeast 45<sup>th</sup> Street should be monitored by County Department of Transportation officials after the roadway is completed, but at this point there is no compelling reason to believe that this route will attract cut-through traffic from outside the neighborhood.

6. A second concern with construction of Southeast 45<sup>th</sup> Street has been expressed by residents of the older neighborhood lying directly south of Heritage View Division Two along 160<sup>th</sup> Place Southeast, a short private road. Currently these 7 lots access Southeast 45<sup>th</sup> Street at its western terminus via a graveled stretch of roadway in the southern part of the right-of-way lying west of Crestmont. The approach to Southeast 45<sup>th</sup> Street from 160<sup>th</sup> Place Southeast is presently very steep, and with the proposed construction of the new roadway further downslope in the northern portion of the right-of-way, the residents along 160<sup>th</sup> Place Southeast are fearful that the approach to Southeast 45<sup>th</sup> Street will become even steeper and create a safety hazard during inclement weather. Preliminary plans submitted by the Applicant show that reconstruction of the Southeast 45<sup>th</sup> Street intersection at 160<sup>th</sup> Place Southeast will consist of a paved connection meeting County Road Standards requirements. This may include a short stretch of 15% grade just above the intersection landing, which should be no more dangerous than the present condition.
7. A related worry is that access to 160<sup>th</sup> Place Southeast may become blocked during construction of Southeast 45<sup>th</sup> Street. With proper engineering, this should not be a problem because the present gravel access road can be retained while the new roadway is being constructed. Nonetheless, the erosional soils within this area and the steepness of the terrain argue for limiting construction of the new intersection to the dry season. The conditions have been modified to include this requirement. Even so, the residents of 160<sup>th</sup> Place Southeast would be well advised to monitor the engineering review process for the new intersection inasmuch as detailed construction plans will not be submitted until that time.

## CONCLUSIONS

1. If approved subject to the conditions imposed below, the proposed subdivision makes appropriate provision for the public health, safety and welfare; serves the public use and interest; and meets the requirements of RCW 58.17.110.
2. The conditions of approval imposed herein, including dedications and easements, will provide improvements that promote legitimate public purposes, are necessary to serve the subdivision and are proportional to its impacts; are required to make the proposed plat reasonably compatible with the environment; and will carry out applicable state laws and regulations and the laws, policies and objectives of King County.

## DECISION:

The preliminary plat application for Heritage View Division Two, as revised and received on November 30, 2001, is APPROVED, subject to the following conditions of final approval:

1. Compliance with all platting provisions of Title 19A of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication which includes the language set forth in King County Council Motion No. 5952.

3. The plat shall comply with the base density and minimum density requirements of the R-6 zone classification. All lots shall meet the minimum dimensional requirements of the R-6 zone classification and shall be generally as shown on the face of the approved preliminary plat, except that minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Department of Development and Environmental Services (DDES).
4. The applicant must obtain final approval from the King County Health Department.
5. All construction and upgrading of public and private roads shall be done in accordance with the King County Road Standards, established and adopted by Ordinance No. 11187.
6. The applicant must obtain the approval of the King County Fire Protection Engineer, to demonstrate compliance with the fire hydrant, water main, and fire flow standards of Chapter 17.08 of the King County Code.
7. Final plat approval shall require full compliance with the drainage provisions set forth in King County Code 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. Preliminary review has identified the following conditions of approval which represent portions of the drainage requirements. All other applicable requirements in KCC 9.04 and the Surface Water Design Manual must also be satisfied during engineering and final review.
  - a. Drainage plans and analysis shall comply with the 1998 King County Surface Water Design Manual (KCSWDM). DDES approval of the drainage and roadway plans is required prior to any construction.
  - b. Current standard plan notes and ESC notes, as established by DDES Engineering Review, shall be shown on the engineering plans.
  - c. The following note shall be shown on the final recorded plat:

"All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # \_\_\_\_\_ on file with DDES and/or the King County Department of Transportation. This plan shall be submitted with the application of any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with plans on file."
  - d. Core Requirement No. 3 – Runoff Control: Storm water detention shall be provided using the Level Two flow control standard outlined in the KCSWDM. As specified in Section 5.1.1 of the KCSWDM, stormwater from roof drains shall be infiltrated or dispersed within the lot area if the soil conditions are favorable.

The stormwater detention facilities shall be located in a separate tract dedicated to King County, unless portions of the drainage tract are also used for required recreation space in accordance with KCC 21A.14.180. Easements shall be dedicated to King County on the final plat over Tract A (if used for recreation space) and Tract C, and the relevant portions of Tract B and Lot 7, to allow for access and maintenance of drainage facilities within these tracts and Lot 7, as required by the KCSWDM.

- e. Core Requirement No. 4 – Conveyance Systems: The outlet pipe from the detention facility is proposed to convey water over steep slopes before discharge to the receiving water. The proposed conveyance pipe shall be designed and located to minimize disturbance to natural vegetation and reduce potential erosion, per KCC 21A.24.310D1. Requirements for drainage outfall and conveyance on steep slopes, as specified in Section 4.2.2 of the 1998 KCSWDM, shall be used for drainage plan design and construction. Detention pond overflow systems shall be designed for piped conveyance, rather than open spillways. The overflow structures and conveyance pipe shall be designed to accommodate flows for the 100-year storm under developed site conditions. New catch basins on SE 44<sup>th</sup> Way, as depicted on the applicant's conceptual drainage plan received November 30, 2001, shall also be constructed. After installation of the outlet pipe the cross culvert beneath SE 44<sup>th</sup> Way shall be cleared of rocks and debris.
  - f. Core Requirement No. 8 – Water Quality: The engineering plans for the subject plat shall comply with the Sensitive Lake Protection Menu water quality requirements of the KCSWDM.
8. The proposed subdivision shall comply with the 1993 King County Road Standards (KCRS) and the following requirements:
- a. Road Variance L01V0071 concerning a substandard sag vertical curve and stopping sight distance on SE 45<sup>th</sup> St. was approved for the subject plat. The engineering plans for the plat shall comply with the conditions of approval of Road Variance L01V0071 (which include the provision of street lighting).
  - b. SE 45<sup>th</sup> St. along the frontage of the site shall be improved as a full width urban subcollector street, including the completion of the connection to the existing road termini to the east and west of the site. Sufficient road right-of-way from the frontage of the site shall be dedicated for this purpose, as well as the deeding of off-site right-of-way from Tax Parcel 142405-9093.

Reconstruction of the intersection of 160<sup>th</sup> Pl. SE (the private paved road to the south) with SE 45<sup>th</sup> St. shall be designed and built with appropriate curb returns on 160<sup>th</sup> Pl. SE. Off-site construction easements shall be provided as necessary, prior to engineering plan approval, to allow for the reconstruction of the 160<sup>th</sup> Pl. SE/SE 45<sup>th</sup> St. intersection, consistent with the King County Road Standards. Continuous access to 160<sup>th</sup> Pl. SE shall be maintained during plat road construction per KCRS, Section 9.05. The seasonal restrictions set forth in Condition 14d shall apply to reconstruction of the SE 45<sup>th</sup> St/160th Pl. SE intersection.

- c. Tract C shall be improved as a joint-use driveway serving Lots 1 and 2, and to provide access to the storm drainage tract, Tract A (see Condition 7d above). Tract C shall be owned by Lots 1 and 2. A note to this effect shall appear on the final plat and engineering plans.

Improvements shall conform to KCRS 3.01 for an urban joint use driveway and shall include 18 feet of paving, and curb or thickened edge on one side of the driveway. The minimum width of the north/south portion of Tract C along the east property line shall be 26 feet. The east/west portion of Tract C may be reduced to a minimum of 20 feet in width, if desired by the applicant.

An access/utility easement shall be granted on the north/south portion of Tract C to Tax Parcels 142405-9022, 142405-9072 and 142405-9035 to the east. This easement shall appear on the final plat, and shall not become effective for each of these parcels unless and until either a subdivision application is approved for the parcel in question, or a building permit is granted for the construction of attached dwelling units on a particular parcel. More specifically, the access/utility easement will be effective for a particular parcel upon the approval of engineering plans by King County for a subdivision or attached dwelling units.

Lots 1 and 2 of Heritage View Div. 2 shall be solely responsible for maintenance of the road improvements in Tract C until such time as the aforementioned tax parcels are developed in the manner described above. As each of the tax parcels develop, maintenance responsibilities shall be expanded to include the newly developed tax parcels (on a pro rata basis based on the number of dwelling units on each parcel or as otherwise agreed to by the parties), if these parcels use Tract C for access.

- d. The temporary turnaround bulb located on Lots 7 and 8 of Crestmont (aka Northview) shall be removed and replaced with driveways similar to other driveways in Crestmont. Existing landscaping disturbed as a result of the removal of the bulb shall also be replaced.
  - e. Street trees shall be included in the design of the road improvements on SE 45<sup>th</sup> St., and shall comply with KCRS Section 5.03.
  - f. Modifications to the above road conditions may be considered by King County pursuant to the variance procedures in KCRS 1.08.
- 9. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council, prior to final plat recording.
  - 10. The applicant or subsequent owner shall comply with King County Code 14.75, Mitigation Payment System (MPS), by paying the required MPS fee and administration fee as determined by the applicable fee ordinance. The applicant has the option to either: (1) pay the MPS fee at final plat recording, or (2) pay the MPS fee at the time of building permit issuance.

If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application and a note shall be placed on the face of the plat that reads, "All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid." If the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.

11. Lots within this subdivision are subject to KCC 21A.43 and Ordinance 14258 which imposed impact fees to fund school system improvements needed to serve new development. As a condition of final approval, 50% of the impact fees due for the plat shall be assessed and collected immediately prior to recording, using the fee schedules in effect when the plat receives final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.
12. The following note shall be shown on the final engineering plans and recorded plat:

**RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE  
AREAS AND BUFFERS**

Dedication of a sensitive area tract/sensitive area and buffer conveys to the public a beneficial interest in the land within the tract/sensitive area and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The sensitive area tract/sensitive area and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/sensitive area and buffer the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the tract/sensitive area and buffer. The vegetation within the tract/sensitive area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Development and Environmental Services or its successor agency, unless otherwise provided by law.

The common boundary between the tract/sensitive area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the sensitive area tract/sensitive area and buffer. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the sensitive area are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

13. The proposed subdivision shall comply with the sensitive areas requirements as outlined in KCC 21A.24. Permanent survey marking, and signs as specified in KCC 21A.24.160 shall also be addressed prior to final plat approval. Temporary marking of sensitive areas and their buffers (e.g., with bright orange construction fencing) shall be placed on the site and shall remain in place until all construction activities are completed.



14. Preliminary plat review has identified the following sensitive areas issues which apply to this project. All other applicable requirements for sensitive areas shall also be addressed by the applicant.
  - a. Determine the top, toe, and sides of steep slopes (as defined by KCC 21A.06.1230) by field survey. Provide a minimum 25-foot-wide, native-growth buffer from these slopes.
  - b. Provide a 25-foot native growth buffer from the portion of the stream crossing the site which is a Class 3 stream. Provide a 50-foot native growth buffer from the portion of the stream crossing the site which is a Class 2 stream.
  - c. The above-noted steep slopes, streams, and native growth buffers shall be placed in a sensitive area tract.
  - d. The subject property is considered an erosion hazard area (KCC 21A.06.415). Consequently, the requirements found in KCC 21A.24.220 concerning erosion hazard areas shall be met, including seasonal restrictions on clearing and grading activities.
15. Suitable on-site recreation space shall be provided consistent with the requirements of KCC 21A.14.180 and KCC 21A.14.190 (i.e., sport court[s], children's play equipment, picnic table[s], benches, etc.).
  - a. An overall conceptual recreation space plan shall be submitted for review and approval by LUSD, with the submittal of the engineering plans. The conceptual recreation plan shall include location, area calculations, dimensions, and general improvements. The approved engineering plans shall be consistent with the conceptual plan.
  - b. A pedestrian trail shall be included on the recreation plan which runs from the terminus of Tract C to SE 44<sup>th</sup> Way (as depicted on the preliminary map), unless LUSD determines trail development is impractical due to conflicts with steep slopes or drainage facilities. A public pedestrian access easement shall be provided across Tract C and the relevant portions of Tracts A and B for this purpose.
  - c. A detailed recreation space plan (i.e., landscape specifications, equipment specifications, etc.) consistent with the overall conceptual plan noted in Item "a" above, shall be submitted for review and approval by LUSD and King County Parks, prior to or concurrently with the submittal of the final plat documents.
  - d. A performance bond for recreation space improvements to assure their installation, and the survival of required plantings for a two year period, shall be posted prior to recording of the plat.
16. A homeowners' association or other workable organization shall be established to the satisfaction of LUSD which provides for the ownership and continued maintenance of the recreation and open space areas.

17. Street trees shall be included in the design of road improvements for SE 45<sup>th</sup> St., and shall comply with KCRS Section 5.03.
- a. Trees shall be planted at a rate of one tree for every 40 feet of road frontage. Spacing may be modified to accommodate sight distance requirements for driveways and intersections.
  - b. Trees shall be located within the street right-of-way and planted in accordance with Drawing No. 5-009 of the 1993 King County Road Standards, unless LUSD determines that trees should not be located in the street right-of-way.
  - c. If LUSD determines that the required street trees should not be located within the right-of-way, they shall be located no more than 20 feet from the street right-of-way line.
  - d. The trees shall be maintained by the abutting lot owners or the homeowners' association or other workable organization, unless the County has adopted a maintenance program. This shall be noted on the face of the final recorded plat.
  - e. The species of trees shall be approved by LUSD if located within the right-of-way, and shall not include poplar, cottonwood, soft maples, gum, any fruit-bearing trees, or any other tree or shrub whose roots are likely to obstruct sanitary or storm sewers, or that is not compatible with overhead utility lines.
  - f. The applicant shall submit a street tree plan and bond quantity sheet for review and approval by LUSD prior to engineering plan approval.
  - g. The street trees must be installed and inspected, or a performance bond posted prior to recording of the plat. If a performance bond is posted, the street trees must be installed and inspected within one year of recording of the plat. At the time of inspection, if the trees are found to be installed per the approved plan, a maintenance bond must be submitted or the performance bond replaced with a maintenance bond, and held for one year. After one year, the maintenance bond may be released after LUSD has completed a second inspection and determined that the trees have been kept healthy and thriving.
- A \$538 landscape inspection fee shall also be submitted prior to plat recording. The inspection fee is subject to change based on the current County fees.
18. Any private vehicular access easement benefiting the subject property, which permits the use of SE 45<sup>th</sup> St. between the existing County right-of-way and 164<sup>th</sup> Ave. SE, shall be vacated.

ORDERED this 30th day of January, 2002.

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Stafford L. Smith  
King County Hearing Examiner

TRANSMITTED this 30th day of January, 2002, to the parties and interested persons of record:

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Larry West  
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Wetland Reviewer  
MS OAK-DE-0100

### NOTICE OF RIGHT TO APPEAL

In order to appeal the decision of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$125.00 (check payable to King County Office of Finance) ***on or before February 13, 2002.*** If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council ***on or before February 20, 2002.*** Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 1025, King County Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

### MINUTES OF THE JANUARY 22, 2002 PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO: L00P0016

Stafford Smith was the Hearing Examiner in this matter. Participating in the hearing and representing the Department were Kim Claussen and Mark Bergam. Participating in the hearing and representing the Applicant was Jennifer Steig. Others participating in this hearing were Carol Brossier, Paul Tollefson, and Ken Moyle.

The following exhibits were offered and entered into the record:

- Exhibit No. 1 LUSD File L00P0016
- Exhibit No. 2 LUSD staff report prepared for the 1/22/02 public hearing
- Exhibit No. 3 Environmental checklist, signed by the applicant's representative on July 25, 2001
- Exhibit No. 4 SEPA Determination of Non-Significance, issued on 12/14/01
- Exhibit No. 5 Affidavit of Posting indicating that the applicant posted signs on the subject property giving notice of the filing of the subject application
- Exhibit No. 6 Revised plat map, received on 11/30/01
- Exhibit No. 7 Conceptual drainage plan, received on 11/30/01
- Exhibit No. 8 Conceptual recreation plan, received on 11/30/01

- Exhibit No. 9 Drawing entitled “S.E. 45<sup>th</sup> St. Profile”
- Exhibit No. 10 Drawing entitled “Private Drive Profile,” showing the existing and proposed grade of a portion of 160<sup>th</sup> Pl. SE, to the south of the subject property
- Exhibit No. 11 Land use map
- Exhibit No. 12 King County Assessor map for the SE ¼ of Sec. 14, Township 24, Range 5
- Exhibit No. 13 Level 1 Off-site Drainage Analysis, prepared by Peterson Consulting Engineers, revised 7/26/01
- Exhibit No. 14 Letter from Marc R. McGinnis, P.E., Geotech Consultants, Inc., to Ron Naeseth, dated 7/25/01
- Exhibit No. 15 Letter from Derek Marks, Wetland Resources, Inc., to Ron Naeseth, dated 7/11/01
- Exhibit No. 16a Road Variance Application L01V0071 with attachments, stamped received 8/31/01
- Exhibit No. 16b 12/26/01 letter from Paulette Norman, P.E., Acting County Road Engineer, to Jennifer Steig, granting approval to Road Variance L01V0071, with attached memo to variance file
- Exhibit No. 17 Faxed copy of an 8/28/01 letter from Mary Dean
- Exhibit No. 18 Faxed copy of an 8/28/01 letter from Thahn Minh Trinh to Lanny Henock
- Exhibit No. 19a 9/10/00 letter from Paul Tollefson to DDES
- Exhibit No. 19b 1/11/02 letter from Paul Tollefson, to DDES, with attachments
- Exhibit No. 20 9/16/00 memo from Carol Brossier to DDES, with attached map
- Exhibit No. 21 1/11/01 memo from Carol Brossier to DDES
- Exhibit No. 22 LUSD Revised Conditions for conditions 8c and 15.

SLS:slb  
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